

027.0

0004

0023.C

Map

Block

Lot

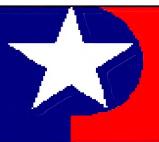
1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,059,300 / 1,059,300

USE VALUE: 1,059,300 / 1,059,300

ASSESSED: 1,059,300 / 1,059,300


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51-51A		WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOSCHI MICHAEL J/TRUSTEE	
Owner 2: BOSCHI REALTY TRUST	
Owner 3:	

Street 1: 51 WINTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BOSCHI OSMANO -

Owner 2: -

Street 1: 51 WINTER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,283 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Vinyl Exterior and 2959 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8283		Sq. Ft.	Site		0	80.	0.81	1									534,790						534,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							18983
Entered Lot Size							GIS Ref
							GIS Ref
Total Land:							Insp Date
Land Unit Type:							09/30/17

PREVIOUS ASSESSMENT										Parcel ID		027.0-0004-0023.C	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	104	FV	516,200	8300	8,283.	534,800	1,059,300	1,059,300	Year End Roll	12/18/2019			
2019	104	FV	400,300	8700	8,283.	568,200	977,200	977,200	Year End Roll	1/3/2019			
2018	104	FV	400,300	8700	8,283.	414,500	823,500	823,500	Year End Roll	12/20/2017			
2017	104	FV	376,200	8700	8,283.	361,000	745,900	745,900	Year End Roll	1/3/2017			
2016	104	FV	376,200	8700	8,283.	307,500	692,400	692,400	Year End	1/4/2016			
2015	104	FV	343,400	9000	8,283.	300,800	653,200	653,200	Year End Roll	12/11/2014			
2014	104	FV	343,400	9000	8,283.	247,300	599,700	599,700	Year End Roll	12/16/2013			
2013	104	FV	356,800	9000	8,283.	235,300	601,100	601,100		12/13/2012			

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
3/24/2004	190	New Wind	9,850					26 vinyl wndws	9/30/2017	MEAS&NOTICE	KB	Kevin B			
4/9/1998	166	Ingr. Po	10,000					12X24 I.G.POOL	1/20/2009	Meas/Inspect	345	PATRIOT			
									10/24/2000	Hearing N/C	163	PATRIOT			
									4/6/2000	Meas/Inspect	263	PATRIOT			
									11/1/1981		KM				

Sign: VERIFICATION OF VISIT NOT DATA / / /

